

FOR SALE

700 E. Main Street, St. Charles, IL 60174



Real Estate Brokerage &
Asset Management



OWNER/USER OPPORTUNITY

Utilize entire 2nd floor and/or first floor suites while having the balance of the building leased to solid tenants.

Professional Office Building 7,853 SF

Amenities Include:

- ♦ Main St. (Rt. 64) exposure & signage
- ♦ Professional 7,853 sf multi-tenant building
- ♦ Located at signalized intersection of 7th Ave & Main St. (Rte. 64)
- ♦ Walking distance to downtown St. Charles amenities
- ♦ Entire 2nd floor (2,388 sf) executive office space available
- ♦ 1,350 on first floor available for lease or owner use
- ♦ Balance of building leased to solid tenants
- ♦ Elevator, and private parking lot
- ♦ Sprinkler system

Offered at \$995,000

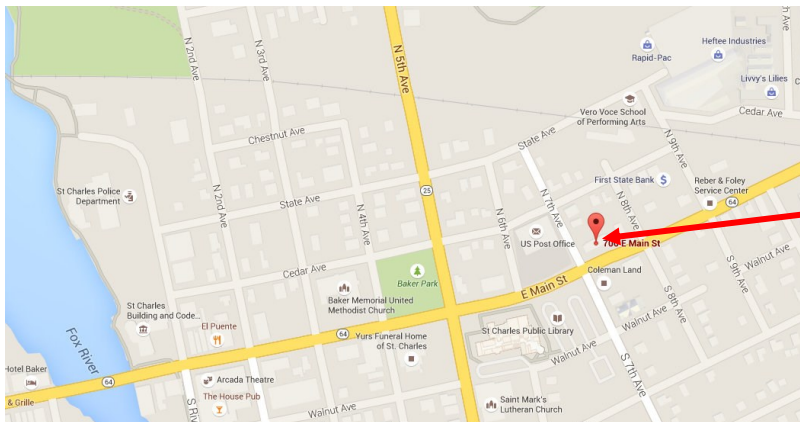
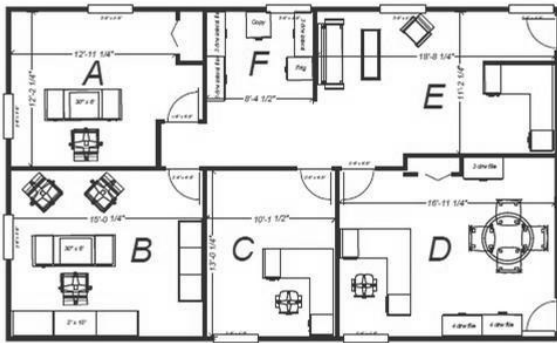
For more information please contact:

Jace Murray at 630.513.0173 or visit www.murraycommercial.com

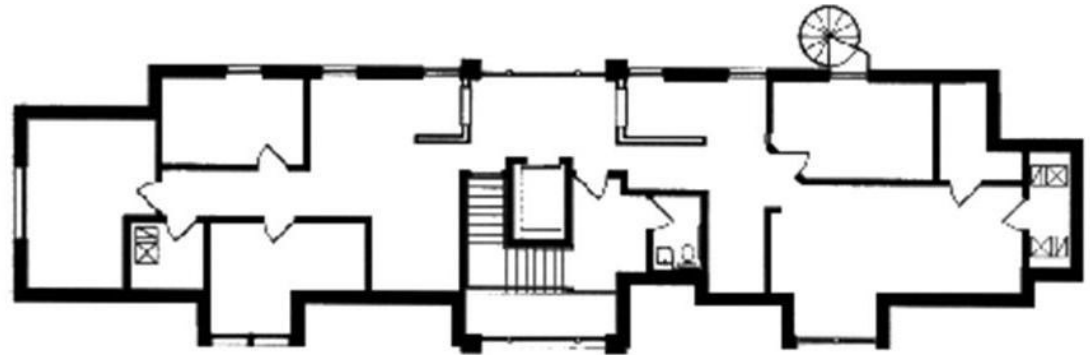
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- ◆ Located on the first floor
- ◆ 4 Private Offices
- ◆ Spacious reception area



- ◆ Located on the entire second floor
- ◆ 4 Executive Offices
- ◆ Conference Room, IT Room and Kitchenette
- ◆ Front Reception area
- ◆ Multiple work stations
- ◆ Copy area



Located at the signalized
Northeast Corner of
Main Street (IL Rte 64) and
7th Avenue

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